

RESOLUTION

CASE NO. SUP-6-00. WILLIAMSBURG MONTESSORI SCHOOL

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a special use permit process; and

WHEREAS, Mr. John Tarley has applied on behalf of the Williamsburg Montessori School for a special use permit to allow a school in an existing single-family structure currently owned by C. T. and Anna Lewis; and

WHEREAS, the proposed school is part of an overall expansion and renovation for the Williamsburg Montessori School, and the expansion plans are shown on the master plan prepared by Edwin J. Pease, AIA, dated January 20, 2000, entitled "Williamsburg Montessori School Master Plan"; and

WHEREAS, the property is located on land zoned R-8, Rural Residential District, and can be further identified as Parcel Nos. (1-3) on James City County Real Estate Tax Map No. (31-4); and

WHEREAS, the Planning Commission, following its public hearing on May 1, 2000, voted 7-0 to approve this application.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia does hereby approve the issuance of Special Use Permit No. SUP-6-00 as described herein with the following conditions:

1. Construction on this project shall commence within 24 months from the date of approval of this special use permit or this permit shall be void. Construction shall be defined as securing permits for land disturbance, building modification and/or construction, or for construction of required road improvements.
2. Site plan approval shall be required prior to commencing construction.
3. There shall not be more than 125 students at the entire facility at any one time. Additional students above the number of 125 shall require approval by the Director of Planning, who shall, as part of such request, review and approve parking facilities at the school.
4. A capacity analysis of existing water lines and sewer facilities to the site shall be performed and the results of that analysis shall be submitted with the site plan application. The Director of Planning shall approve the study, and its recommendations shall be incorporated into the site plan.
5. Traffic improvements along Longhill Road required by VDOT shall be installed or bonded prior to issuance of a certificate of occupancy for any structure on the site.
6. Any exterior architectural changes to the existing single-family structure shall be compatible with the existing structures approved as part of Case No. SUP-4-96 and shall be approved by the Planning Director.

7. The landscape plan shall include a 15-foot wide landscape screening area along the rear property line, or length of the playground between the school and the adjacent property to the north. The planting standard for this area shall be one tree and three evergreen shrubs per 400 square feet, with the size and mixture requirements as specified in Section 24-94, General Landscape Area Standards, of the James City County Zoning Ordinance.
8. The applicant shall dedicate right-of-way for a five-foot VDOT standard shoulder bike lane along the property's Longhill Road frontage prior to final site plan approval. If turn lanes, drainage or utility improvements are required along the Longhill Road frontage, the improvements shall be designed in such a manner to allow an unimpeded bikeway path through the right-of-way dedicated for such purposes.
9. Only one entrance driveway shall serve the entire school facility. Any additional parking spaces for this facility shall connect with the existing parking lot which currently serves the Williamsburg Montessori School.
10. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Ronald A. Nervitt
Chairman, Board of Supervisors

ATTEST:

Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 23rd day of May, 2000.

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